

**APPROVED  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**MINUTES**

**April 22, 2004 - 1:30 pm  
Seminole County Services Building – Room 1028  
1101 East First St, Sanford FL**

**I Call to Order**

The scheduled meeting of the Seminole County Code Enforcement Board was called to order at 1:32 pm in the Seminole County Services Building, Room 1028, 1101 East First St, Sanford FL.

A few moments of silence was held followed by the Pledge of Allegiance.

**II Pledge of Allegiance**

**III Roll Call**

Members Present: Tom Hagood, Chair  
Larry Lawver  
Jay Ammon  
Anne Blakey  
Bill Fahey

Members Excused: Jean Metts, Vice-Chair  
Stewart Fritz

Present & Sworn: Gregory L. Collison, 03-88-CEB, Respondent  
Ray K. Hosack, 04-21-CEB, Respondent  
Kevin G. Sullivan, 04-24-CEB, Respondent  
Karen Davis, 02-82-CEB, Respondent  
Rick Nellis, 03-66-CEB, for Respondent Randall Nellis  
Debra Morgan, 03-89-CEB, Respondent  
Deborah Leigh, Senior Code Enforcement Officer, SCSO  
Donna Wisniewski, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO  
Pamela Taylor, Code Enforcement Officer, SCSO  
Joann Davids, Code Enforcement Officer, SCSO  
Jerry Robertson, Code Enforcement Officer, SCSO

Others Present: Yvette Brown, Representative for Code Enforcement Board  
Attorney Dan Mantzaris  
Connie R. DeVasto, Clerk to the Code Enforcement Board

**IV Swearing in of Witnesses**

Dan Hunter, Attorney at Law, Witness  
Cheryl Boyd, Witness  
Stanley Coon, Witness  
Sam Odom, Witness  
Frank Whigham, Attorney at Law, Witness  
Jim Doyle, Witness  
Jack Reynolds, Witness

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**V Agenda Update & Approval**

The published agenda was revised to allow respondents and witnesses present at today's hearing to be heard first. The remaining cases would then be heard in the order originally published.

**MOTION BY JAY AMMON, SECONDED BY ANNE BLAKEY TO APPROVE THE REVISED AGENDA.**

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY – YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

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The following cases will not be heard today:

Malcolm F. & Janet E. McGinness, 04-22-CEB, Complied Prior to Hearing  
William C. & Colleen J. Landversicht, 04-23-CEB, Continued at Staff Request  
Karen Boyesen, 04-25-CEB, Complied Prior to Hearing  
Randall Nellis, 04-13-CEB, Complied Prior to Hearing

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Case No 03-88-CEB  
Collison Holding Co.  
Gregory L. Collison, Registered Agent  
Code Enforcement Officer: Donna Wisniewski  
Complaint No: 2003CE000063

**This is a Repeat Violation. The original violation was heard by the Board on December 4, 2003 and a Findings of Fact, Conclusions of Law and Order was entered. Compliance was obtained on the original violation December 4, 2003. An Affidavit of Repeat Violation was filed on March 10, 2004. An Affidavit of Compliance was filed on April 2, 2004. This property is currently in compliance.**

Requested Board action: Staff requests that the Board issue an Order constituting a Fine on a Repeat Violation in the amount of \$450.00, for 3 days of non-compliance on February 6, 2004, March 19, 2004 and April 8, 2004 at \$150.00 per day, be recorded in the public records. Staff also requests that if this violation is repeated past April 22, 2004, the fine would be increased to \$500.00 per day.

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.202 & 30.203.  
Described as: 1) Operation of a business or extension of a business is not a permitted use in residential zoning.  
Location: Betty Street, Winter Park (Commission District 2)  
Tax Parcel ID # 34-21-30-529-0000-4940 and  
Tax Parcel ID # 34-21-30-529-0000-4950

Code Enforcement Officer Donna Wisniewski testified on behalf of the County and entered into evidence photographs of the violations that occurred on February 6, March 19 and April 8, 2004.

Cheryl Boyd, Witness, testified that she took the photographs that Officer Wisniewski entered into evidence.

Dan Hunter, Attorney for the Respondent, presented a copy of a Development Order for a Special Exception allowing off-street parking on Parcel ID # 34-21-30-529-0000-4940 to each Board Member. He testified that according to the Findings of Fact, Conclusions of Law and Order executed on December 4, 2003 and the Development Order presented, the Respondent is in compliance with the County Code.

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Gregory Collison, Respondent, testified on his behalf and advised that at the time of construction, the County required 13 parking spaces for his facility and he had 42 parking spaces placed on his property as he knew that at certain times, there would be a need for extra parking at his facility. He also testified that this need only happens occasionally. It is not a daily occurrence.

Tom Hagood, Chair, asked the Respondent if he was aware of the Development Order that was presented to the Board prior to the week of the meeting.

Gregory Collison, Respondent advised that he was not aware of how the Development Order pertained to his code violations. He also advised that the County required 13 parking spaces, he had space for 28 and because of the Special Exception, he had the additional parking spaces added.

Code Enforcement Officer Wisniewski testified that this repeat violation involves two parcels and that she had been advised that the Special Exceptions had been denied. She also testified that the unexecuted copy of the Development Order only applies to parcel # 34-21-30-529-0000-4940. It does not apply to the parcel # 34-21-30-529-0000-04950 which abuts the Witness, Cheryl Boyd's, property.

After discussion of this case by the Board as to the new information that was presented and the fact that Staff had not had an opportunity to research the information:

**MOTION BY LARRY LAWVER, SECONDED BY JAY AMMON TO TABLE THIS CASE TO THE MAY 20, 2004 MEETING.**

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

Dan Hunter, Attorney for Respondent, made a request of the Board to question Witness, Cheryl Boyd.

Mr. Hagood advised Mr. Hunter that the Board has already tabled this case and that there will be no further discussion on this case.

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04-24-CEB  
Kevin G. Sullivan  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 03-CE000048

**New Case.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l).  
Described as: 1) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.  
Location: 328 E. Alpine Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 11-21-29-503-0H00-0100

Code Enforcement Officer Dorothy Hird, testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird also testified that the property is not in compliance at this time.

Kevin Sullivan, Respondent, testified on his behalf and advised that one of the vehicles shown is repaired but would need at least 90 days in which to come into compliance with the other vehicles. Respondent also testified that he had some surgery on his foot and was not able to work on the vehicles for some time.

The Board asked Officer Hird if Staff would have any objections to giving the Respondent more than 30 days and Officer Hird advised that she would not object.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY LARRY LAWVER THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 04-24-CEB, it is determined that the Respondent is:

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- (a) the owner of record of the property (Tax Parcel ID # 11-21-29-503-0H00-0100) located at 328 E Alpine Street, Altamonte Springs, located in Seminole County and legally described as follows:  
LEG LOTS 10 & 11 BLK H WEST ALTAMONTE  
HEIGHTS SEC 2 PB 10 PG 75
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(l).

It is hereby ordered that the Respondent correct the violation on or before **June 25, 2004**. In order to correct the violation, the Respondent shall take the following remedial action:

**REPAIR OR REMOVE ANY VEHICLE THAT CANNOT OPERATE LEGALLY ON THE PUBLIC ROAD RIGHT OF WAY, IF IT WERE PROPERLY LICENSED, OR PLACE VEHICLE IN AN ATTACHED CARPORT OR ENCLOSED GARAGE.**

If the Respondent does not comply with the Order, a fine of **\$75.00** per day will be imposed for each day the violation continues, or is repeated after compliance past **June 24, 2004**. The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22<sup>nd</sup> day of April, 2004, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

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Case No: 02-82-CEB  
William L. & Karen M. J. Davis  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 01-08-101

**The original violation was heard by the Board on June 27, 2002 and an Order was entered. Compliance was obtained on the original violation on July 12, 2002. An Affidavit of Repeat Violation was filed on November 7, 2003. The Repeat Violation was heard by the Board on January 22, 2004. An Affidavit of Compliance was filed on January 29, 2004. This property is currently in compliance.**

Requested Board action: Staff requests that the Board issue an Order constituting a Lien in the amount of \$1000.00, for 5 days of non-compliance from January 23, 2004 through and including January 28, 2004, at \$200.00 per day, be recorded in the public records on this repeat violation.

Violation Charged: Seminole County Land Development Code, Section 30.762 & Section 40.12(a).  
Described as: 1) Operation of a landscaping business that is not a permitted use in C-2 zoning without an approved site plan.  
Location: 2659 Magnolia Avenue, Sanford, (Commission District 5)  
Tax Parcel ID # 01-20-30-506-0000-1930

Pamela Taylor, Code Enforcement Officer, testified on behalf of the County and advised that Staff would not oppose reducing the fine to the Administrative Costs of \$700.00.

Frank Whigham, Attorney for the Respondent, testified that the Respondents had a tenant who was causing the code violations and that the Respondents have evicted the tenant and would request that the Board waive the fine/lien on this property. Mr. Whigham presented paperwork to the Board which verified that the tenant had been evicted.

Board asked Officer Taylor if Staff would object to the waiver of the fine/lien and Officer Taylor advised that she made several inspections and that the Respondents were consistently out of compliance.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY JAY AMMON TO WAIVE THE FINE/LIEN.**

Discussion of the Motion by the Board.

**TOM HAGOOD, CHAIR – NO  
JAY AMMON – YES  
BILL FAHEY - NO**

**LARRY LAWVER – NO  
ANNE BLAKEY – NO**

**MOTION FAILED 1 – 4.**

**MOTION BY BILL FAHEY, SECONDED BY ANNE BLAKEY THAT THE ORDER IMPOSING FINE AFTER REPEAT VIOLATION BE:**

**ORDER IMPOSING FINE AFTER REPEAT VIOLATION**

The Respondents are the owners of record of the property (Tax Parcel ID # 01-20-30-506-0000-1930) located at 2659 Magnolia Avenue, Sanford located in Seminole County and legally described as follows:

LOTS 193 + 195 FRANK L WOODRUFFS SUBD  
PB 3 PG 44

This case came on for public hearing before the Code Enforcement Board of Seminole County on January 22, 2004 after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Order of Repeat Violation.

Said Order found Respondents in repeat violation of the Seminole County Land Development Code, Section 30.762 & Section 40.12(a).

Said Order stated that a fine in the amount of \$200.00 per day would be imposed if the Respondents did not take certain corrective action by January 23, 2004.

An Affidavit of Compliance has been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action had been obtained on January 29, 2004.

Based on the testimony and evidence presented, the Respondents are in repeat violation of the Seminole County Land Development Code, as stated in the original

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Findings of Fact, Conclusions of Law and Order dated June 27, 2002 and the Order of Repeat Violation dated January 22, 2004.

Accordingly, it having been brought to the Board's attention that the Respondents have complied with the Order of Repeat Violation dated January 22, 2004. Compliance was obtained 5 days after the required date for compliance. Therefore, the Board orders that a lien in the amount of \$1,000.00 for 5 days of non-compliance be imposed against the property.

After discussion by the Board, it is hereby ordered that the lien in the amount of \$1,000.00 be waived, due to the fact that the Respondents are currently in compliance, and a fine in the amount of \$500.00 shall be imposed against the Respondents and the Respondents shall have until May 24, 2004 in which to pay said fine.

**If the Respondents do not pay the fine of \$500.00 on or before May 24, 2004, then this will revert back to the original amount of \$1,000.00 and this Order shall be recorded in the public records of Seminole County, Florida and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.**

The Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22<sup>nd</sup> day of April, 2004, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – NO  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 4 – 1.**

Karen Davis, Respondent, testified that they complied to the best of their ability and requested the Board be lenient.

Tom Hagood, Chair, advised that the Board has made a decision, but if any Board member would like to discuss this issue again, he would open the floor for discussion.

No further discussion was had and this matter has been closed.

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Case No: 03-66-CEB  
Randall Nellis  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 01-09093

**This case was heard by the Board on July 31, 2003 and an Order was entered. On December 4, 2003, the Respondent requested that the Board extend his compliance date for 60 days. The Board denied this request. An Affidavit of Non-Compliance was filed on December 8, 2003. On January 22, 2004, the Board continued this case to the February 19, 2004 hearing. Staff requested that this case be continued to the April 22, 2004 hearing. This property is currently in compliance.**

Requested Board action: Staff requests the Board issue an Order constituting a lien in the amount of \$4,950.00, 33 days of non-compliance from December 2, 2003 through and including January 4, 2004, at \$150.00 per day, be recorded in the public records.

Violation Charged: Seminole County Land Code, Chapter 30, Section 30.122, 30.123, & 30.124(15).  
Described as: 1) Operation of a business or extension of a business is not permitted, limited or conditional use in an agricultural zoned area.  
2) Landfill operation is not a permitted use.  
Location: 250 Longwood Hills Road, Longwood, (Commission District 4)  
Parcel ID # 29-20-30-5AT-0000-0050

Pamela Taylor, Code Enforcement Officer, testified on behalf of the County and advised that this property is currently in compliance and Staff would not oppose reducing the fine to the Administrative Costs of \$420.00.

Rick Nellis, testified on behalf of his brother, Randall Nellis, and requested that the Board reduce the fine to the Administrative Costs of \$420.00

After discussion of this case by the Board:

**MOTION BY ANNE BLAKEY, SECONDED BY LARRY LAWVER, THAT THE ORDER IMPOSING FINE BE:**

**ORDER IMPOSING FINE**

The Respondent is the owner of record of the property (Tax Parcel # 29-20-30-5AT-0000-0050) located at 250 Longwood Hills Road, Longwood, located in Seminole County and legally described as follows:

**LEG W 200 FT OF LOT 5 LONGWOOD HILLS PB 6 PG 15**

This case came on for public hearing before the Code Enforcement Board of Seminole County on the July 31, 2003, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of County Land Development Code, Chapter 30, Section 30.122,30.123, & 30.124(15).

Said Order required Respondent to take certain corrective action by December 1, 2003.

Said Order stated that a fine of \$150.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Non-Compliance bearing the date of December 8, 2003 has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the required action has not been obtained.

An Affidavit of Compliance bearing the date of April 19, 2004 has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the required action has been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated July 31, 2003, the Board orders that a lien of \$4,950.00, 33 days of non-compliance from December 2, 2003 through January 4, 2004 at \$150.00 per day is imposed against the property.

After discussion by the Board, it is hereby ordered that the lien in the amount of \$4,950.00 be waived, due to the fact that the Respondent is currently in compliance, and a fine, which represents the Administrative Costs incurred in this case, in the amount of **\$420.00**, shall be imposed against the Respondent and the Respondent shall have until **May 24, 2004** in which to pay said fine.

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**If the Respondent does not pay the fine of \$420.00 on or before May 24, 2004, then this will revert back to the original amount of \$4,950.00 and this Order shall be recorded in the public records of Seminole County, Florida and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.**

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

**DONE AND ORDERED** this 22nd day of April, 2004, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

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Case No: 03-89-CEB  
James & Debra Morgan  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 02-05113

**This case was heard by the Board on October 23, 2003 and an Order was entered. An Affidavit of Non-Compliance was filed on February 2, 2004. This case was continued from March 18, 2004 to April 22, 2004. This property is currently in compliance.**

Requested Board action: Staff requests the Board issue an Order constituting a lien in the amount of \$14,600.00, 73 days of non-compliance from January 24, 2004 through and including April 6, 2004, at \$200.00 per day be recorded in the public records.

Violation Charged: Seminole County Land Development Code, Chapter 40, Section 40.12(a).  
Described as: 1) Operation of a business on subject property without an approved site plan.  
Location: 5005 N CR 427, Sanford (Commission District 5)  
Tax Parcel ID # 23-20-30-300-027B-0000

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Pamela Taylor, Code Enforcement Officer, testified on behalf of the County and advised that this property is currently in compliance and Staff would not oppose reducing the fine to the Administrative Costs of \$330.00.

Jack Reynolds, Witness, testified on behalf of the Respondents and requested that the Board waive the fine/lien of \$14,600.00. He also testified that the Respondents immediately came to him to start the paperwork to have a site plan approved. This process has taken several months. He again requested that the fine/lien be waived.

After discussion of this case by the Board:

**MOTION BY ANNE BLAKEY, SECONDED BY JAY AMMON THAT THE ORDER IMPOSING FINE BE:**

**ORDER IMPOSING FINE**

The Respondents are the owners of record of the property (Tax Parcel # 23-20-30-300-027B-0000) located at 5005 N CR 427 Sanford, located in Seminole County and legally described as follows:

SEC 23 TWP 20S RGE 30E FROM INT W LI OF NW 1/4 SLY R/W CR 427 RUN  
N 59 DEG 05 MIN 30 SEC E 220.23 FT S 30 DEG 54 MIN 30 SEC E 10 FT N 59  
DEG 05 MIN 30 SEC E 34.16 FT TO POB N 59 DEG 05 MIN 30 SEC E 198.13  
FT ALONG CURVE 16.56 FT N 29 DEG 59 MIN 48 SEC W 5 FT NELY ALONG  
CURVE 144.15 FT S 404.03 FT S 52 DEG 50 MIN 16 SEC W 56.42 FT S 44 DEG  
31 MIN 16 SEC W 45 FT S 39 DEG 25 MIN 16 SEC W 47.26 FT N 174.27 FT S 61  
DEG 30 MIN 32 SEC W 67.88 FT N 25 DEG 43 MIN 06 SEC W 59.51 FT S 61  
DEG 30 MIN 32 SEC W 15.43 FT N 27 DEG 58 MIN 09 SEC W 33.28 FT S 62  
DEG 59 MIN 36 SEC W 5.58 FT N 27 DEG 00 MIN 24 SEC W 66.61 FT S 64  
DEG 28 MIN 41 SEC W 22.99 FT N 25 DEG 31 MIN 37 SEC W 71.01 FT TO BEG

This case came on for public hearing before the Code Enforcement Board of Seminole County on the October 23, 2003, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Land Development Code, Chapter 40, Section 40.12(a).

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Said Order stated that a fine in the amount of \$200.00 per day would be imposed if the Respondents did not take certain corrective action by January 23, 2004.

An Affidavit of Non-Compliance bearing the date of February 2, 2004, has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the required action has not been obtained.

An Affidavit of Compliance bearing the date of April 19, 2004 has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the required action has been obtained.

Accordingly, it having been brought to the Board's attention that Respondents have complied with the Order dated October 23, 2003, the Board orders that a lien in the amount of \$14,600.00, 73 days of non-compliance at \$200.00 per day from January 24, 2004 through and including April 6, 2004, be imposed against the property.

After discussion by the Board, it is hereby ordered that the lien in the amount of \$14,600.00 be waived, due to the fact that the Respondents are currently in compliance, and a fine, which represents the Administrative Costs incurred in this case, in the amount of **\$330.00**, shall be imposed against the Respondents and the Respondents shall have until **May 24, 2004** in which to pay said fine.

**If the Respondents do not pay the fine of \$330.00 on or before May 24, 2004, then this will revert back to the original amount of \$14,600.00 and this Order shall be recorded in the public records of Seminole County, Florida and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.**

The Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22<sup>nd</sup> day of April, 2004, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Case No: 04-21-CEB  
Ray K. & Shawn D. Hosack  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 03-CE000217

**New Case.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l).  
Described as: 1) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.  
Location: 441 Howard Avenue, Longwood (Commission District 4)  
Tax Parcel ID # 01-21-29-5CK-270G-0160

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird also advised that the Respondents are not in compliance at this time.

Ray Hosack, Respondent, testified on his behalf and advised that he is disabled and has limited income in which to purchase the parts to repair the vehicle. He advised that he would need 90 days in which to come into compliance.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY JAY AMMON THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 04-21-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 01-21-29-5CK-270G-0160) located at 441 Howard Avenue, Longwood, located in Seminole County and legally described as follows:  
LEG LOTS 16 & 17 BLK G TRACT 27  
SANLANDO SPRINGS PB 4 PG 56
- (b) in possession or control of the property; and

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- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(l).

It is hereby ordered that the Respondents correct the violation on or before **July 30, 2004**. In order to correct the violation, the Respondents shall take the following remedial action:

**REPAIR OR REMOVE ANY VEHICLE THAT CANNOT OPERATE LEGALLY ON THE PUBLIC ROAD RIGHT OF WAY, IF IT WERE PROPERLY LICENSED, OR PLACE VEHICLE IN AN ATTACHED CARPORT OR ENCLOSED GARAGE.**

If the Respondents do not comply with the Order, a fine of **\$50.00** per day will be imposed for each day the violation continues, or is repeated after compliance past **July 30, 2004**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22<sup>nd</sup> day of April, 2004, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

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Case No: 04-16-CEB  
Jimmie L. & Ruby L. Smith  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 03-CE000110

**New Case.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l).  
Described as: 1) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.  
Location: 1257 DePugh Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-501-0200-0080

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations.

Jimmie L. and Ruby L. Smith, Respondents were not present that this meeting.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY LARRY LAWVER THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 04-16-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 18-21-30-501-0200-0080) located at 1257 DePugh Street, Altamonte Springs, located in Seminole County and legally described as follows:  
LEG LOT 8 BLK 2 LAKEVIEW  
PB 5 PG 14
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(l).

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APRIL 22, 2004

It is hereby ordered that the Respondents correct the violation on or before **May 21, 2004**. In order to correct the violation, the Respondents shall take the following remedial action:

**REPAIR OR REMOVE ANY VEHICLE THAT CANNOT OPERATE LEGALLY ON THE PUBLIC ROAD RIGHT OF WAY, IF IT WERE PROPERLY LICENSED, OR PLACE VEHICLE IN AN ATTACHED CARPORT OR ENCLOSED GARAGE.**

If the Respondents do not comply with the Order, a fine of **\$50.00** per day will be imposed for each day the violation continues, or is repeated after compliance past **May 21, 2004**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22<sup>nd</sup> day of April, 2004, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

.....  
Case No: 04-06-CEB  
Spartan/17-92 LLC  
Gary Jensen, Registered Agent  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 03-CE000202

**This was presented to the Board on January 22, 2004 and the Board elected to continue to the April hearing.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 22, 2004

Violation Charged: Seminole County Land Development Code, Chapter 40, Section 40.12(a) and Chapter 30, Section 30.762 & 30.763.  
Described as: 1) Operation of a business on subject property without an approved site plan.  
2) Utilizing C-2 zoned property for automotive storage is not a permitted or conditional use without an approved site plan.  
Location: 9495 S US Hwy 17-92, Fern Park (Commission District 4)  
Tax Parcel ID # 19-21-30-300-0630-0000

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. She also testified that this property is presently in compliance.

There were no representatives of the Respondents was present that this meeting.

Deborah Leigh, Senior Code Enforcement Officer, gave a brief history of the past violations on this property.

After discussion of this case by the Board:

**MOTION BY ANNE BLAKEY, SECONDED BY JAY AMMON THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 04-06-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 19-21-30-300-0630-0000) located at 9495 South US Highway 17-92, Fern Park, located in Seminole County and legally described as follows:  
LEG SEC 19 TWP 21S RGE 30E N 210 FT OF SE  
¼ OF SW ¼ E OF ST RD (LESS S 50 FT)
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 40, Section 40.12(a) and Chapter 30, Section 30.762 & 30.763.

It is hereby ordered that the Respondents were in violation of the Seminole County Land Development Code as listed above and that the Respondents are in compliance at the time of this Order and shall continue to remain in compliance by:

**CONTINUING TO CEASE AND DESIST THE OPERATION  
OF A BUSINESS OR EXTENSION OF A BUSINESS ON  
SUBJECT PROPERTY AND CEASE AND DESIST FROM  
UTILIZING A C-2 ZONED PROPERTY FOR AUTOMOTIVE  
STORAGE OR OBTAIN AN APPROVED SITE PLAN.**

If the Respondents do not comply with this Order and repeat the violations, a fine of **\$100.00** per day will be imposed for each day the violations are repeated after **April 22, 2004**.

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22<sup>nd</sup> day of April, 2004, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

.....  
**AT THIS TIME, THE CHAIRMAN ASKED TO ENTERTAIN A MOTION TO ACCEPT  
THE CONSENT AGENDA AS LISTED. MOTION BY JAY AMMON, SECONDED BY  
ANNE BLAKEY TO ACCEPT THE CONSENT AGENDA AS FOLLOWS:**

Case No: 03-99-CEB  
Medford D. & Willie M. Lynd  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 02-10161

**This case was heard by the Board on December 4, 2003 and an Order was entered. An Affidavit of Non-Compliance was filed on January 13, 2004 for violations with a January 5, 2004 compliance date. An Affidavit of Non-Compliance was filed on March 10, 2004 for the violation with the March 5, 2004 compliance date. This property is not in compliance at this time.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 22, 2004

Requested Board action: Staff requests the Board issue an Order constituting a lien in the amount of \$23,550.00, for 108 days of non-compliance for the January 5, 2004 compliance date (\$16,200.00) and 49 days of non-compliance for the March 4, 2004 compliance date (\$7,350.00), at \$150.00 per day per compliance date, be recorded in the public records and the fine shall continue to accrue at \$150.00 per day per compliance date for each day the violations continue past April 22, 2004.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(e)(g)(h)(j)(l)(m)(p) and Seminole County Land Development Code, Chapter 30, Section 30.122, 30.123 and 30.124.

Described as:

- 1) Unusable and abandoned furniture.
- 2) Trash and debris.
- 3) Uncultivated vegetation in excess of 24" in height and within 75' of a structure.
- 4) Used and scrap building material.
- 5) Junk vehicles not within an enclosed garage or carport.
- 6) Junk, dismantled, or abandoned boats.
- 7) Any other objectionable, unsightly or unsanitary matter, substance or material.
- 8) Operating a business(es) in an A-1 zoned area which is not permitted, limited or conditional use.

Location: 410 Forest Lake Drive, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 17-21-29-507-0000-0060

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents are the owners of record of the property (Tax Parcel ID # 17-21-29-507-0000-0060) located at 410 Forest Lake Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LOTS 6 & 7 (LESS N 100 FT OF E 205 FT OF  
LOT 6) FOREST LAKE SUBD, PB 4 PG 8:  
CUTOUT FOR 95

This case came on for public hearing before the Code Enforcement Board of Seminole County on December 4, 2003 after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of the Seminole County Land Development Code, Chapter 30, Section 30.122, 30.123, 30.124 and Seminole County Code Chapter 95, Section 95.4 as defined in 95.3(e)(g)(h)(j)(l)(m)(p).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 22, 2004

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondents did not take certain corrective action by January 5, 2004 on the unusable or abandoned furniture, trash and debris, uncultivated vegetation, used and scrap building material, junk or abandoned vehicles, dismantled or abandoned boats, other objectionable, unsightly or unsanitary matters, substance or material violations.

An Affidavit of Non-Compliance, dated January 13, 2004, has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the required action on the violations listed above, had not been obtained.

Said Order also stated that a fine in the amount of \$150.00 per day would be imposed if the Respondents did not take certain corrective action by March 4, 2004 on the operation of any business that is not a permitted, limited or conditional use in an A-1 zone violation.

An Affidavit of Non-Compliance, dated March 10, 2004, has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the required action on the violation listed above, had not been obtained.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated December 4, 2003, the Board orders that a fine of \$16,200.00, 108 days of non-compliance at \$150.00 per day be imposed against the property for the violations with the January 5, 2004 compliance date and a fine of \$7,350.00, 49 days of non-compliance at \$150.00 per day be imposed against the property for the violation with the March 4, 2004 compliance date, totaling **\$23,550.00** and each shall continue to accrue at \$150.00 per day for each separate violation compliance date past April 22, 2004.

**The Respondents are further ordered to contact the Seminole County Code Enforcement Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22<sup>nd</sup> day of April, 2004 in Seminole County, Florida.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 22, 2004

Case No: 04-03-CEB  
Raynald & Rina Fontaine  
Code Enforcement Officer: Joann Davids  
Complaint No: 2003CE000023

**This case was heard by the Board on January 22, 2004 and an Order was entered. An Affidavit of Non-Compliance was file on February 17, 2004. This property is not in compliance at this time.**

Requested Board action: Staff requests the Board issue an Order constituting a lien in the amount of \$20,100.00, 67 days of non-compliance from February 15, 2004 through and including April 22, 2004, at \$100.00 per day, per violation (total of \$300.00 per day) be recorded in the public records and the fine shall continue to accrue at \$300.00 per day for each day the violations continue past April 22, 2004.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g), (h) & (i).  
Described as: 1) Trash and debris.  
2) Uncultivated vegetation in excess of 24" in height located within 75' of a structure.  
3) Remains or rubble of a structure which has been burned, stricken by casualty or demolished.  
Location: 132 Ronnie Dr., Altamonte Springs (Commission District 3)  
Tax Parcel ID # 15-21-29-503-0000-0210

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents are the owners of record of the property (Tax Parcel # 15-21-29-503-0000-0210) located at 132 Ronnie Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 21 GOLDIE MANOR PB 13 PG 71

This case came on for public hearing before the Code Enforcement Board of Seminole County on the January 22, 2004, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 22, 2004

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g)(h)(i). **This property poses a serious threat to the safety, health and welfare of the residents of the County.**

Said Order stated that a fine in the amount of **\$100.00 per day, per violation** would be imposed if the Respondents did not take certain corrective action by February 15, 2004.

An Affidavit of Non-Compliance bearing the date of February 17, 2004, has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the required action has not been obtained.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated January 22, 2004, the Board orders that a fine of **\$20,100.00**, 67 days of non-compliance at **\$100.00 per day, per violation**, be imposed against the property and the fine shall continue to accrue at \$300.00 per day (3 violations at \$100.00 each per day) for each day the violations continue past April 22, 2004.

**The Respondents must contact the Code Enforcement Officer to arrange for an inspection of the property to verify compliance. The fine imposed shall continue until such time as the Code Enforcement Officer inspects the property and establishes the date of compliance.**

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22<sup>nd</sup> day of April, 2004, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY - YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES**

**MOTION CARRIED 5 – 0.**

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**VII Approval of the minutes from the meeting of March 18, 2004**

**MOTION BY LARRY LAWVER, SECONDED BY JAY AMMON TO APPROVE THE MINUTES FROM THE MEETING OF MARCH 18, 2004.**

**VIII Confirmation date of next meeting: May 20, 2004**

**IX Old Business – None**

**X New Business – Discussion by the Board regarding making the public aware of the code regarding junk or abandoned vehicles – advising the public that they are responsible for putting these vehicles in a carport or garage. Officer Jerry Robertson advised the Board that he has put together a packet that he hands out at Homeowner Association meetings and any other meetings that he is asked to speak at. This packet lists the most common codes with pictures so that the public knows exactly what the violations are.**

**XI Adjourn – There being no further discussion, this meeting was adjourned at 2:46 pm.**

**Respectfully submitted:**

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**Connie R. DeVasto**  
**Clerk to the Code Enforcement Board**

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**Jean Metts**  
**Vice Chair**

04-22-04 minutes